

44-301

BK 7785PG260

TRANSFER
TAX
PAID

WARRANTY DEED
046117

I, **ROBERT D. ZACHARY**, whose mailing address is PO Box 278, China ME 04926 for consideration paid, grant to

CRYSTAL G. ZACHARY of 4 Oxford St., Waterville, ME 04901, with WARRANTY COVENANTS,

A certain lot or parcel of land located in the City of ~~Waterville~~ County of Kennebec and State of Maine, with the buildings thereon, and further bounded and described as follows, to wit:

Commencing in the northerly line of Kennebec Street at its intersection with the westerly line of a right of way commonly known as Oxford Street, at an iron pipe driven in the ground; thence north 76 degrees 31 minutes west, ninety-two and six tenths (92.6) feet along said Kennebec Street to an iron pipe driven in the ground in the easterly line of a right of way; thence north 23 degrees 54 minutes east, eighty-nine and four tenths (89.4) feet along said right of way to an iron pipe driven in the ground; thence south 66 degrees 6 minutes east, ninety-one (91) feet to an iron pipe driven in the ground in the westerly line of said right of way commonly known as Oxford Street; thence south 23 degrees 54 minutes west, seventy-two and eight tenths (72.8) feet along said Oxford Street to the point of beginning. Containing seven thousand three hundred eighty (7,380) square feet, more or less, and being Lot # 1 on plan of property of the Lockwood Company, drawn by Edbert C. Wilson, C.E., and dated May 31, 1939 and recorded in Plan Book 12, Page 63 of the Kennebec County Registry of Deeds.

All compass directions are computed on the true north and not on magnetic north.

Also a right of way in common with the grantors and others on foot or with vehicles southerly to Kennebec Street along the said right of way commonly known as Oxford Street, which bounds said Lot No. 1 on the east and is forty (40) feet wide; said right of way to extend from the northerly bound of said Lot No. 1 along a strip forty (40) feet wide, south 23 degrees, 54 minutes, west to said Kennebec Street.

Also a right of way in common with the grantors and others on foot or with vehicles northerly and southerly to Kennebec Street, said right of way being twenty-five (25) feet in width, extending from the southwest corner of said lot on Kennebec Street, north 23 degrees 54 minutes east, maintaining said width of twenty-five (25) feet to Kennebec Street at its northerly intersection with said right of way.

Both said rights of way above described are set forth on the said plan of the Lockwood Company property drafted by said Wilson.

Also the right to maintain the sewer as it now exists over Lots Nos. 1, 2 and 3, and so

Also by Mr. William Kettner

44-301

BK 7785 PG 261

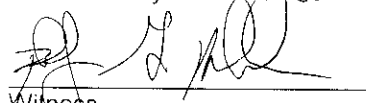
much of Lot No. 4, all on said plan of E. C. Wilson, C.E. provided said sewer draining Lot No. 1 extends through any part of Lot No. 4, with the privilege to enter each and every one of the foregoing lots at reasonable times to make necessary repairs to said sewer, said right to continue as long as the owner of the above described lot shall use such sewer. At the termination of such user all such rights and privileges over said Lots 2, 3 and 4 shall cease and revert to the grantor, its successor or successors and assigns, in ownership of said Lots 2, 3 and 4.

Excepting and reserving to the Lockwood Company, its agents or employees the right to maintain over the above described lot, water pipes as they now exist with the privilege of entering for the repair thereof. Said reservation and exception to continue in said Company until the Kennebec Water District, or any other corporation supplying water shall lay mains from which direct connection is made to each building now supplied by water from pipes passing over the above described parcel, at which time said exception and reservation shall terminate and all rights so excepted and reserved shall vest in the grantees, their heirs and assigns.

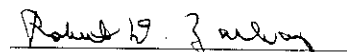
Being all and the same premises conveyed to Robert D. Zachary by David E. Caron and Jeanne N. Caron by deed dated February 8, 1999 and recorded in the Kennebec Registry of Deeds in Book 5864 at Page 162.

Robert D. Zachary releases all rights in the premises being conveyed.

WITNESS my hand this 30th day of December, 2003..



Witness

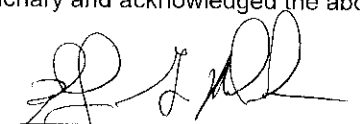

Robert D. Zachary

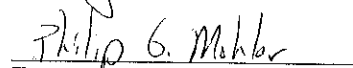
STATE OF MAINE
COUNTY OF

December 30, 2003

Personally appeared the above named Robert D. Zachary and acknowledged the above instrument to be his free act and deed.

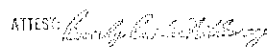
Before me,


Notary Public
Maine Attorney at Law


Type or print name

RECEIVED KENNEBEC SS.

2003 DEC 31 AM 9:00

ATTES: 
REGISTRY OF DEEDS